165.0	0005	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,006,600 / 1,006,600
					USE VALUE:	1,006,600 / 1,006,600
					ASSESSED:	1,006,600 / 1,006,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BLOUIN MARIE L ETAL/ TRUSTEES
Owner 2:	ARLINGTON INVESTMENT TRUST
Owner 3:	
Street 1:	73 LAKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CIPOLLA ANTHONY J & MARY M -
Owner 2:	-
Street 1:	65 APPLETON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2897 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5636.000	594,200		412,400	1,006,600
Total Card	0.129	594,200		412,400	1,006,600
Total Parcel	0.129	594,200		412,400	1,006,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.52 | /Parcel: 347.52

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 109545

GIS Ref

GIS Ref

Insp Date 06/25/18

!12807!

PREVIOUS ASSESSMENT

Parcel ID 165.0-0005-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	594,200	0	5,636.	412,400	1,006,600		Year end	12/23/2021
2021	104	FV	567,300	0	5,636.	412,400	979,700		Year End Roll	12/10/2020
2020	104	FV	567,400	0	5,636.	412,400	979,800	979,800	Year End Roll	12/18/2019
2019	104	FV	441,300	0	5,636.	412,400	853,700	853,700	Year End Roll	1/3/2019
2018	104	FV	441,300	0	5,636.	365,200	806,500	806,500	Year End Roll	12/20/2017
2017	104	FV	414,200	0	5,636.	306,300	720,500	720,500	Year End Roll	1/3/2017
2016	104	FV	414,200	0	5,636.	306,300	720,500	720,500	Year End	1/4/2016
2015	104	FV	369,700	0	5,636.	265,100	634,800	634,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:36:28

LAST REV

Date	Time
10/28/21	08:56:16
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12807

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CIPOLLA ANTHONY	24864-255		9/19/1994	Family	99	No	No		Marie Louise Blouin, Lois Jane MacGregor & El
CIPOLLA ANTHONY	24864-243		9/19/1994		99	No	No		A confrimatory deed correcting name of trust
CIPOLLA ANTHONY	24864-238		9/19/1994	Convenience		No	No		
CIPOLLA ANTHONY	21129-258	1	5/1/1991	Convenience	99	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/21/2008	1315	Re-Roof	5,800					

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2018	MEAS&NOTICE	CC	Chris C
12/15/2008	Entry Denied	336	PATRIOT
12/21/1999	Mailer Sent		
12/6/1999	Measured	263	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	109545
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5636		Sq. Ft.	Site		0	70.	1.05	8									412,356						412,400	

Total AC/HA:	0.12938	Total SF/SM:	5636	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	412,356	Spl Credit		Total:	412,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05322576
Const Adj.:	0.98980200
Adj $ / SQ:	187.647
Other Features:	122500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	807326
Depreciation:	213134
Depreciated Total:	594192

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 10 | BRs: 4 | Baths: 2 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

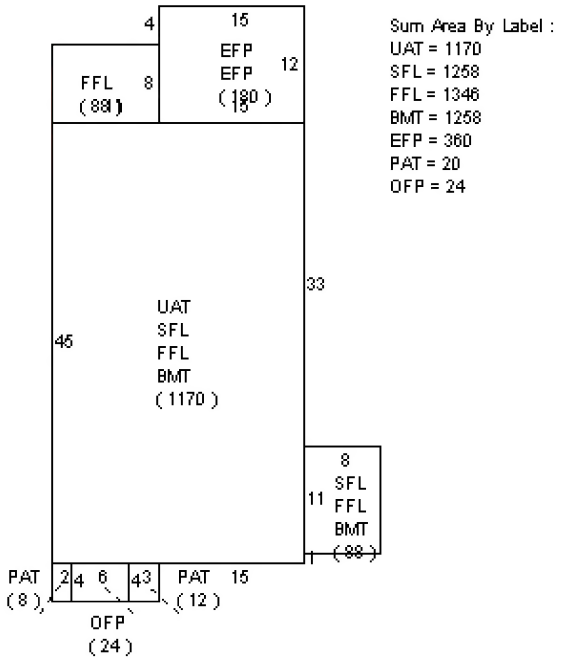
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	206.41
Special Features:	0	Val/Su Net:	130.34
Final Total:	594200	Val/Su SzAd	228.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,346	187.650	252,573
BMT	Basement	1,258	56.290	70,818
SFL	Second Floor	1,258	187.650	236,060
EFP	Enclos Porch	360	34.430	12,396
UAT	Upper Attic	293	131.350	38,421
OFP	Open Porch	24	43.550	1,045
PAT	Patio	20	5.940	119
	Net Sketched Area:	4,559	Total:	611,432
Size Ad	2604	Gross Area	5436	FinArea 2897

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.0-0005-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: